

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 116 Luz. Reg. Reports)**

---

**VOL. 116 Wilkes-Barre, PA, Friday, July 24, 2026**

**No. 30**

---

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001  
Periodical postage paid at Wilkes-Barre, PA and additional office.

---

**Price \$125 Per Year**

**Single Copies \$3.00**

---

Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:00 A.M. on September 1, 2026 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE      | ACCOUNTANT          | FIDUCIARY CAPACITY |
|-----|---------------------|---------------------|--------------------|
| 1.  | Lawrence H. Turoski | Patricia Pacovsky   | Executrix          |
| 2.  | Margaret Yanklunas  | William J. Watt III | Administrator      |
| 3.  | Augustin Santa      | Matthew P. Kelly    | Administrator      |

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Mark W. Bufalino, Judge at (570) 820-6301 if special accommodations are required

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Bufalino's Chambers in advance of the call date to obtain permission from the Judge to be absent.

July 24, 31

## THE LUZERNE LEGAL REGISTER

---

### DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

### FIRST PUBLICATION

ESTATE OF KAREN BALTIER a/k/a Karen L. Baltier, late of Lake Township (died June 12, 2026), Albert A. Baltier, Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

---

ESTATE OF BEVERLY MAE BANKS a/k/a Beverly Banks a/k/a Beverly M. Banks, late of Glen Lyon (died June 25, 2026), Barbara A. Zaborney, Executrix; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

---

ESTATE OF ROSEMARY S. CAPUTO, late of Kingston Township (died June 17, 2026), Richard Caputo, Jr. a/k/a Albert R. Caputo, Jr., Executor; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

---

ESTATE OF KEVIN R. FOLEY, late of Nuangola (died May 19, 2026), Alice Foley, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

---

ESTATE OF ANNA GIZA, late of Wilkes-Barre (died August 18, 1995), Geraldine Santarelli, Administratrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

---

ESTATE OF MARK HARDIK a/k/a Mark T. Hardik, late of Dallas (died November 29, 2019), Maddy Major,

Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

---

ESTATE OF DEBORAH J. KISTULENTZ, late of Freeland (died June 17, 2026), Michael H. Kistulentz, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

---

ESTATE OF EDWARD T. KOLESSAR, late of Wyoming (died January 9, 2026), Thomas Kolessar, Administrator; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

---

ESTATE OF JASON DAVID MALIA, late of Fairview Township (died June 6, 2026), Sandra L. Malia, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

---

ESTATE OF LOUIS P. MIKOLAICHNIK, late of West Wyoming (died April 25, 2026), Deborah Mikolaichnik, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

---

ESTATE OF ROBERT J. PETROSKY, late of Hazleton (died August 26, 2025), Patrice A. Mussoline, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

---

ESTATE OF ALBERT SHEMO, late of Swoyersville (died May 11, 2026), Christopher Wisniewski, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

---

ESTATE OF MARK A. UMPHRED, late of Wilkes-Barre (died June 4, 2026), Mark A. Umphred, Jr., 542 N. Gates Ave., Kingston, PA 18702, Executor

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF GERALD ALFRED WALZ, late of Kingston Township (died June 21, 2026), Jill Himlin, Executrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

---

ESTATE OF CHRISTOPHER C. WANDISHIN, late of Plymouth (died February 28, 2026), Kristen Brazier, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

---

### SECOND PUBLICATION

ESTATE OF MICHAEL J. ATOR, JR., late of Drums (died May 19, 2026), Kimberly Ator, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

---

ESTATE OF KATHRYN L. BEST a/k/a Kathryn Louise Best, late of Exeter (died May 14, 2026), Kelley Best-Biagioli, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

---

ESTATE OF LORENZO COLES a/k/a Lorenzo E. Coles a/k/a Lorenzo Emmett Coles, late of Hazleton (died March 27, 2026), Lorrie Coles-Hathaway, Administratrix; Michael D. Casari Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

---

ESTATE OF ROBERT DEFEO, late of White Haven (died April 26, 2026), Stella Fetonti, Executrix; Michael D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

---

ESTATE OF KATHY JEAN EDWARDS, late of Wilkes-Barre (died November 2, 2025), Rogelio Hernandez, Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

---

ESTATE OF IVAN BARTHOLOMEW FLUCK, JR. a/k/a Ivan B. Fluck, Jr. a/k/a Ivan Fluck, Jr., late of

Wilkes-Barre (died May 24, 2026), Stewart Girlock, Executor; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

---

ESTATE OF DOMANIK JAMES GARRITY a/k/a Domanik J. Garrity a/k/a Domanik Garrity, late of West Hazleton (died July 30, 2024), Angela Garrity, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

---

ESTATE OF CHARLOTTE A. JANC, late of Bear Creek Village Borough (died June 20, 2026), Joseph E. Janc, Executor; Joseph E. Janc, Esquire, 104 Old East End Blvd., Bear Creek Township, PA 18702

---

ESTATE OF JOHN H. KENNEDY a/k/a John Howard Kennedy, late of Harveys Lake (died March 20, 2026), Stephen N. Clemente, Administrator C.T.A., c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

---

ESTATE OF MILDRED JEAN KIELAR, late of Hanover Township (died December 4, 2018), Mary Elizabeth Evans, Administratrix; Myer S. Messinger, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

---

ESTATE OF FRANKLIN KONEK a/k/a Franklin T. Konek, late of Trucksville (died May 16, 2026), Karen Kollar, Administratrix; David W. Saba, Esquire, 345 Market Street, Kingston, PA 18704

---

ESTATE OF JOSEPH G. MIKITKA, late of Dennison Township (died March 16, 2026), Joseph J. Mikitka, Executor; Senape Law, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF NEIL B. MORRISON, JR.  
a/k/a Neil Morrison, Jr. a/k/a Neil  
Bernard Morrison, Jr., late of Prin-  
gle Borough (died April 14, 2026),  
Julie C. Maloney, Executrix; Kevin  
R. Grebas, Esquire, Colbert &  
Grebas, P.C., 210 Montage Moun-  
tain Road, Suite A, Moosic, PA  
18507

---

ESTATE OF MICHAEL A. PAISLEY,  
late of Hazleton (died May 20,  
2026), Michael A. Paisley, Jr., Ex-  
ecutor; David W. Saba, Esquire,  
345 Market Street, Kingston, PA  
18704

---

ESTATE OF PAUL J. PAPSUN, JR.  
a/k/a Paul Papsun, late of Moun-  
taintop (died March 8, 2026),  
Monica Papsun, Executrix; Robert  
J. Boyer, Esquire, 126 S. Main  
Street, Pittston, PA 18640

---

ESTATE OF BARBARA PAZDZIORKO,  
late of Exeter (died December 27,  
2025), Adrienne G. Grippo, Admin-  
istratrix; Frank J. Aritz, Esquire,  
23 West Walnut Street, Kingston,  
PA 18704

---

ESTATE OF SHIRLEY A. SMITH, late  
of Nanticoke (died May 31, 2026),  
Harry M. Harris, Executor; 1279  
S. 11th Street, South Plainfield, NJ  
07080

---

ESTATE OF SANDRA SWINGLE  
a/k/a Sandra L. Swingle a/k/a  
Sandra Lei Swingle, late of West  
Pittston (died May 31, 2026),  
Frank J. Chorba, Executor; John  
J. Terrana, Esquire, 400 Third  
Avenue, Suite 216, Kingston, PA  
18704

---

ESTATE OF CAROL ANN TREBUNAK,  
late of Plains (died December 27,  
2025), Melissa Trebunak, Admin-  
istratrix; Biagio V. Musto II, Es-  
quire, 171 William Street, Pittston,  
PA 18640-1719

ESTATE OF ANTHONY THOMAS ULI-  
CHNEY, late of Shavertown (died  
May 29, 2026), Sharon Lehman,  
Executrix; Jeffrey J. Malak, Es-  
quire, Chariton Malak, 138 South  
Main Street, P.O. Box 907, Wilkes-  
Barre, PA 18701

---

ESTATE OF ANTHONY CLAUDIUS  
WALLACE a/k/a Anthony C. Wal-  
lace a/k/a Anthony Wallace, late  
of Wilkes-Barre (died May 19,  
2026), Georgia Pehanich, Execu-  
trix; Shandra S. Kisailus, Esquire,  
245 North River Street, Wilkes-  
Barre, PA 18702

### THIRD PUBLICATION

ESTATE OF HENRY F. ALBERT, late  
of Wilkes-Barre (died May 30,  
2026), Patricial Wilk, Executrix;  
Stephen J. Fendler, Esquire, Co-  
mitz Law, Firm, LLC, 82 S. Wash-  
ington Street, Wilkes-Barre, PA  
18701

---

ESTATE OF RICHARD A. ALLEY, late  
of Bear Creek Township (died May  
10, 2026), Grant W. Alley, Execu-  
tor; Stephen B. Killian, Esquire,  
575 Pierce Street, Suite 303,  
Kingston, PA 18704

---

ESTATE OF SARAH E. BALOGA, late  
of Wilkes-Barre (died May 7, 2026),  
Ann M. Hoedl, Executrix; Carl N.  
Frank, Esquire, Farrell & Frank, 8  
West Market Street, Suite 1110,  
Wilkes-Barre, PA 18701-1801

---

ESTATE OF FLORENCE BURTON  
a/k/a Florence M. Burton, late of  
the Jenkins Township (died Febru-  
ary 3, 2026), Mark Griglock, Ex-  
ecutor; Joseph L. Vullo, Esquire,  
Burke Vullo Reilly Roberts, 1460  
Wyoming Avenue, Forty Fort, PA  
18704

---

ESTATE OF TIMOTHY J. FERENCE,  
late of Conyngham (died May 27,  
2026), Kristen Ference, Adminis-  
tratrix; Donald W. Jensen, Es-  
quire, 538 Biden Street, Suite 730,  
Scranton, PA 18503

## THE LUZERNE LEGAL REGISTER

ESTATE OF JAMES GELSLEICHTER, late of Wilkes-Barre (died April 6, 2026), Sandra Reed, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF THOMAS R. KUDRAKO, late of Dupont (died December 16, 2025), Donna Kudrako and Karry Kudrako, Executrices; Michelle L. Guarneri, Esquire, 49 S. Main Street, Ste. 400, Pittston, PA 18640

ESTATE OF JOSEPH P. NEVEN-GLOSKY a/k/a Joseph Neven-glosky, late of Mountain Top (died April 14, 2026), Christel Faith Nevenglosky, Executrix; Velitsky & Frycklund, 49 East Ludlow St., Summit Hill, PA 18250

ESTATE OF PATRICE MARIE NORMAN, late of Hazleton (died December 4, 2025), Stephanie Elias, Administratrix; Gregory J. Pavlovitz, Esquire, Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901

ESTATE OF PAUL J. PAPSUN, JR., a/k/a Paul Papsun, late of Mountain Top (died March 8, 2026), Monica Papsun, Executrix; Robert J. Boyer, Esquire, 126 S. Main Street, Pittston, PA 18640

ESTATE OF RICHARD POPOVITCH, late of Edwardsville (died May 27, 2026), Alyson Kolojechick, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF MARGARET ROMAN, late of Wilkes-Barre (died June 21, 2026), David J. Roman, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South, Main Street, Pittston, PA 18640

ESTATE OF BARBARA J. SEPKO, late of Hanover Township (died May 11, 2026), Kimberly Sepko a/k/a Kimberly Thomas, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF ADAM NICHOLAS SHAW, late of Wilkes-Barre City (died August 23, 2025), Denise Shaw and Aaron Shaw, Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF HARRY W. TITUS a/k/a Harry Titus, late of Berwick (died April 20, 2026), Janelle Siegfried a/k/a Janelle Seigfreid, Executrix; Franklin E. Kepner, III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

ESTATE OF EIDA SOLANO VARGAS, late of Hazleton (died January 1, 2026), Susan M. Sernak-Martinelli, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

### COMPLAINT FOR CONFESSION OF JUDGMENT OF MONEY

#### IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA CIVIL DIVISION

Case No.: 202600468

MANUFACTURERS  
AND TRADERS  
TRUST COMPANY,  
One M&T Plaza  
Buffalo, New York 14203  
Plaintiff

v.

THE LUZERNE LEGAL REGISTER

BRIAN J. PRICE,  
201 Schuyler Ave.  
Kingston, PA 18704-3321  
Defendant

NOTICE

NOTICE OF ACTION IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PA CIVIL ACTION MANUFACTURERS AND TRADERS TRUST COMPANY, Plaintiff v. BRIAN J. PRICE, Defendant NO. 202600468. You are hereby notified that Plaintiff, Manufacturers And Traders Trust Company, has commenced an action against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202600468, by the filing of a Complaint on January 13, 2026.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE

MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Luzerne County  
Lawyer Referral Service  
Luzerne County Courthouse  
200 North River St.  
Room 23  
Wilkes-Barre, PA 18711

July 24

MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA  
CIVIL ACTION

CASE NO.: 202508821

ATHENE ANNUITY AND  
LIFE COMPANY  
Plaintiff

vs.

414 MAIN LLC  
Defendants

NOTICE OF SHERIFF'S SALE  
OF REAL ESTATE

TO: 414 Main LLC at 129 South Irving Avenue, Scranton, PA 18505, 179 Wallabout Street, Apt. 3, Brooklyn, NY 11206, 179 Wallabout Street, Brooklyn, NY 11206, 263 N. Main Ave., Scranton, PA 18508, 414 West Main Street, Plymouth, PA 18651, 416 West Main Street, Plymouth, PA 18651, and 524 Beech Street, L11, Scranton, PA 18505 and all other Interested Persons or Parties



## THE LUZERNE LEGAL REGISTER

---

PLEASE TAKE NOTICE that the real estate located at 414-416 West Main Street, Plymouth, PA 18651, owned by 414 Main LLC, scheduled to be sold at Sheriff's Sale on October 2, 2026 at 10:00 a.m., prevailing time, in the Luzerne County Courthouse, to enforce the court judgment of \$293,542.93, plus fees, costs and other charges obtained by Athene Annuity and Life Company against 414 Main LLC.

### NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Athene Annuity and Life Company, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to [pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND

YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE  
DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.



THE LUZERNE LEGAL REGISTER

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Luzerne County  
Lawyer Referral Service  
Legal Services of  
Northeastern PA, Inc.  
410 Bicentennial Building  
15 Public Square  
Wilkes-Barre, PA 18701  
(570) 825-8567  
NICOLE FRANCESE,  
ESQUIRE (332253)  
FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff  
1325 Franklin Avenue  
Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150

July 24

FICTITIOUS NAME  
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for:

RED ROCK SOAP COMPANY

The address of the principal place of business is 17 Maransky Rd., Sweet Valley, PA 18656-2108 in Luzerne County. The individual interested in this business is Erin Stepanski. This is filed in compliance with 54 Pa.C.S. 311.

July 24

NOTICE

NOTICE IS HEREBY GIVEN that the Shareholders and Board of Directors of Solid Ventures Inc., a Pennsylvania Subchapter S corporation with its registered office located at 120 Highland Blvd., Dallas, PA 18612, have approved a resolution to voluntarily dissolve the corporation. The Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

July 24

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY  
CIVIL ACTION—LAW  
IN DIVORCE

NO. 2014-09199

AMY J. SNOOK

Plaintiff

vs.

CARL SNOOK

Defendant

NOTICE OF SEPTEMBER 9,  
2026 DIVORCE HEARING  
BEFORE THE DIVORCE  
HEARING OFFICER

To: CARL SNOOK

TAKE NOTICE that pursuant to my appointment as Divorce Hearing Officer, an evidentiary Hearing is scheduled on SEPTEMBER 9 at 9:00 a.m. in Divorce Hearing Room located on the Third Floor of the Judge Bernard C. Brominski Building, 113 West North Street, Wilkes-

THE LUZERNE LEGAL REGISTER

Barre, PA 18711. The parties and their attorneys, if any, are to be present at the Hearing.

ROBERT KOBILINSKI,  
ESQUIRE  
O'MALLEY AND PERRY LAW,  
P.C.

224 Wyoming Ave.  
Suite 200  
Scranton, PA 18503  
robertk@oandplaw.com

July 24

SERVICE BY PUBLICATION

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

NO. 2025-11947

CITIBANK, N.A.  
5800 SOUTH  
CORPORATE PLACE,  
SIOUX FALLS, SD 57108

Plaintiff

v.

BRENNAN PHILLIPS  
71 ORCHARD ST.,  
WILKES-BARRE, PA 18702  
Defendant

NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION

NOTICE TO: BRENNAN PHIL-  
LIPS, 71 ORCHARD ST.,  
WILKES-BARRE, PA 18702

YOU HAVE BEEN SUED IN  
COURT. NOTICE IS HEREBY  
GIVEN THAT CITIBANK, N.A.  
filed a Complaint in Civil Action  
against you in the Court of Com-  
mon Pleas of Luzerne County,  
Pennsylvania, Case No.2025-  
11947. If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file

your defenses or objections in  
writing with the court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be en-  
tered against you without further  
notice for the relief requested by  
the plaintiff. You may lose money  
or property or other rights impor-  
tant to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

North Penn Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512

Further inquiry can be di-  
rected to counsel for Plaintiff as  
follows:

MICHAEL J DOUGHERTY,  
ESQUIRE  
PA ID No. 76046  
WELTMAN, WEINBERG &  
REIS CO., L.P.A.

520 Walnut Street  
Suite 1355  
Philadelphia, PA 19106  
Tel. (215) 599-1500

July 24

THE LUZERNE LEGAL REGISTER

SERVICE BY PUBLICATION

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

NO. 2025-13742

CITIBANK, N.A.  
5800 SOUTH  
CORPORATE PLACE,  
SIOUX FALLS, SD 57108

Plaintiff

v.

KELLY S. SWOPE  
248 TOWN HILL ROAD,  
SHICKSHINNY, PA 18655

Defendant

NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION

NOTICE TO: KELLY S. SWOPE,  
248 TOWN HILL ROAD,  
SHICKSHINNY, PA 18655

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT CITIBANK, N.A. filed a Complaint in Civil Action against you in the Court of Common Pleas of Luzerne County, Pennsylvania, Case No. 2025-13742. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

MICHAEL J. DOUGHERTY,  
ESQUIRE

PA ID No. 76046

WELTMAN, WEINBERG &  
REIS CO., L.P.A.

520 Walnut Street

Suite 1355

Philadelphia, PA 19106

Tel. (215) 599-1500

July 24

SERVICE BY PUBLICATION

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

NO. 2025-10073

THE LUZERNE LEGAL REGISTER

---

CITIBANK, N.A.  
5800 SOUTH  
CORPORATE PLACE,  
SIOUX FALLS, SD 57108  
Plaintiff

v.

FERNANDEZ D. ROSARIO  
178 N. WYOMING ST.,  
HAZLETON, PA 18201  
Defendant

---

NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION

---

NOTICE TO: FERNANDEZ D.  
ROSARIO, 178 N. WYOMING  
ST., HAZLETON, PA 18201

YOU HAVE BEEN SUED IN  
COURT. NOTICE IS HEREBY  
GIVEN THAT CITIBANK, N.A.  
filed a Complaint in Civil Action  
against you in the Court of Com-  
mon Pleas of Luzerne County,  
Pennsylvania, Case No.2025-  
10073. If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in  
writing with the court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be en-  
tered against you without further  
notice for the relief requested by  
the plaintiff. You may lose money  
or property or other rights impor-  
tant to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

North Penn Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512

Further inquiry can be di-  
rected to counsel for Plaintiff as  
follows:

MICHAEL J. DOUGHERTY,  
ESQUIRE  
PA ID No. 76046  
WELTMAN, WEINBERG &  
REIS CO., L.P.A.  
520 Walnut Street  
Suite 1355  
Philadelphia, PA 19106  
Tel. (215) 599-1500

July 24

THE LUZERNE LEGAL REGISTER

---

**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: AUGUST 7, 2026**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 7, 2026, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

---

**SHERIFF'S SALE NO. 2608-1**

**Case Number: 202510660**

Metropolitan Life Insurance Company v. 1012 Jackson LLC.

Property to be sold is situated in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 198 Main Street, Kingston, PA 18704.

Parcel Number: 34-H9NE1-001-004.

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.

Judgment Amount: \$197,971.65.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

---

**SHERIFF'S SALE NO. 2608-2**

**Case Number: 202508993**

U.S. Bank Trust National Association, as trustee for LB-Igloo Series VI Trust v 124 Saint Clair Associates LLC.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania.

Commonly known as: 124 Saint Clair Street, Wilkes-Barre, PA 18705.

Parcel Number: 73-G10SE4-002-002-000.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:\$138,266.44.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

PERRY RUSSELL, ESQUIRE (334517)

DANIELLE JOHNSON, ESQUIRE (334703)

YVONNE GANLEY, ESQUIRE (337459)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

---

**SHERIFF'S SALE NO. 2608-3**

**Case Number: 202509757**

Athene Annuity and Life Company v 13 McDonald LLC.

Property to be sold is situated in the Borough of Larksville, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 13 McDonald Street, Larksville, PA 18651.

Parcel Number: 38-H8S1-002-02B.

Improvements thereon of the residential dwelling or lot (if applicable).

Judgment Amount:\$163,469.40.

JACQUELINE McNALLY, ESQUIRE (201332)

ROBERT FLACCO, ESQUIRE (325024)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

---

**SHERIFF'S SALE NO. 2608-4**

**Case Number: 202505416**

Plaintiff: Loan Trust LLC vs. Defendant: 221 Pine, LLC.

Owner of the property: 221 Pine LLC.

## THE LUZERNE LEGAL REGISTER

---

Property being known as: 221 Pine Street, Nanticoke, PA 18634.  
Property Identification Number: 42-K7S1-015-007.  
Plate Number: 42-8-186-8.  
Improvements thereon: N/A.

SCOTT P. SHECTMAN, ESQUIRE  
EISENBERG, GOLD & AGRAWAL, P.C.  
1040 N. Kings Highway, Suite 200  
Cherry Hill, New Jersey 08034

---

### **SHERIFF'S SALE NO. 2608-5** **Case Number: 202514171**

Brighthouse Life Insurance Company v. 6 Mason LLC.  
Property to be sold is situated in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.  
Commonly known as: 6 Mason Court, Kingston, PA 18704.  
Parcel Number: 34-G9SE1-012-013.  
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.  
Judgment Amount: \$157,623.46.

JACQUELINE McNALLY, ESQUIRE (201332)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
NICOLE FRANCESE, ESQUIRE (332253)  
YVONNE GANLEY, ESQUIRE (337459)  
ANDREW KRAVITZ, ESQUIRE (80142)  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

---

### **SHERIFF'S SALE NO. 2608-6** **Case Number: 202507691**

Athene Annuity and Life Company v. 615 Cherry LLC.  
Properties to be sold are situated in the Borough of Edwardsville, County of Luzerne, and Commonwealth of Pennsylvania. Commonly known as: 615 Cherry Street, Edwardsville, PA 18704; 200 ADJ Short Street, Edwardsville, PA 18704; and 615 ADJ Cherry Street, Edwardsville, PA 18704.  
Parcel Number: 18-G9S2-015-001; 18-G9S2 -015-004; and 18-G9S2 -015-003.  
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwellings.  
Judgment Amount: \$157,184.81.

JACQUELINE McNALLY, ESQUIRE (201332)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
NICOLE FRANCESE, ESQUIRE (332253)  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

---

### **SHERIFF'S SALE NO. 2608-7** **Case Number: 2025-10678**

Plaintiff: SILVER HILL CAPITAL, LLC vs. Defendant(s) 644 ELM STREET LLC.  
Owner(s) of property situate in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania.  
Property being known as 21 JOSEPH LANE, WILKES-BARRE, PA 18702 and 23 JOSEPH LANE, WILKES-BARRE, PA 18702.  
Being Parcel Number 73 I10NW1 023 019 and 73 I10NW1 023 020.  
Improvements thereon: Residential Property.

ASHLEIGH LEVY MARIN, ESQUIRE

---

### **SHERIFF'S SALE NO. 2608-8** **Case Number: 202512325**

Property to be sold is situated in the 2nd Ward of the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.  
Commonly known as: 200 Main Street, Kingston, PA 18704.  
Parcel Number: 34-H9NE1-001-003.

## THE LUZERNE LEGAL REGISTER

---

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$145,743.39.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

YVONNE GANLEY, ESQUIRE (337459)

ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

---

### **SHERIFF'S SALE NO. 2608-9**

**Case Number: 2024-08022**

ABL RPC Residential Credit Acquisition LLC v. 842 E Main Street LLC.

Owner of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 842 E. Main Street a/k/a 2511 Sans Souci Parkway, Loomis Street, Nanticoke, PA 18634.

Being Luzerne County Tax Plate No. 25-J7S1-001-009-000, 25-J7S1-001-07B-000 and 25-J7S1-01A-10A-000 and PIN: 25J7S1 001009000.

BEING the same premises which Joseph Kaminski, by Deed dated July 11, 2023 and recorded in the Office of Recorder of Deeds of Luzerne County on July 12, 2023 at Book 3023, Page 124431 granted and conveyed unto 842 E Main Street LLC.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

---

### **SHERIFF'S SALE NO. 2608-10**

**Case Number: 202310261**

Plaintiff: Mill City Mortgage Loan Trust 2018-3 vs. Defendant: Kimberly Avery, Individually and as Heir of the Estate of Bruce Avery, Deceased.

Owner(s) of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.

Being parcel number and pin number: 17-117-5.

Property being known as: RR 1 Box 166, Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

ALYK L. OFLAZIAN, ESQUIRE (312912)

1055 E. Baltimore Pike, Suite 201

Media, PA 19063

Telephone: (850) 422-2520

Facsimile: (850) 422-2567

E-mail: PAattorney@padgettlawgroup.com

---

### **SHERIFF'S SALE NO. 2608-11**

**Case Number: 2025-12761**

Plaintiff, Choice One Community Federal Credit Union vs. Defendant, Michael Bridy.

Owner of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.

Being parcel number and pin number 34-G9NE3-007-048-000.

Property being known as: 802 Floralon Drive, Kingston, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 802 Floralon Drive, Kingston, Pennsylvania 18704.

Title is vested in Michael Bridy by Deed of Michael Bridy and Stephanie Bridy, his wife, an undivided one-half (1/2) interest and Lynn E. Ritter, an undivided one-half (1/2) interest, dated January 30, 2025 and recorded March 3, 2025 in Luzerne County Record Book 3025 at page 40746.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROBERT E. MARSH, JR., ESQUIRE

MARSH & ASSOCIATES, LLC

140 Maffet Street

Plains, PA 18705

(570) 826-1810

mylaw@epix.net

Attorneys for Plaintiff, Choice One Community Federal Credit Union



## THE LUZERNE LEGAL REGISTER

---

### **SHERIFF'S SALE NO. 2608-12**

**Case Number: 202600142**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee on Behalf of CSMC 2018-RPL12 Trust (Plaintiff) vs. Jennifer Smith and Kristyn Cianelli, as Co-Administratrixes of the Estate of Susan Cianelli, Deceased. (Defendants) Owners of the property situate in the 14th Ward, City of Wilkes Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-I9NE4 -015-005-000.

Property being known as 73 Schuler Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of a Residential Dwelling.

ATTORNEY STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

---

### **SHERIFF'S SALE NO. 2608-13**

**Case Number: 202512858**

Plaintiff: CHOICE ONE COMMUNITY CU vs. defendant: Brian J. Connolly and Debra A. Connolly.

Owner(s) of the property situate in the Borough of Avoca, Luzerne County.

Being parcel number and pin number: 02-D1 2SE4-009-002-000.

Property being known as: 528 Grove Street, Avoca, PA 18641.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

---

### **SHERIFF'S SALE NO. 2608-15**

**Case Number: 2013-04372**

Plaintiff: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. Defendant: Jack W. Dennis.

All that certain piece or parcel of land situate in the Township of Lehman, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 40-E7S1-008-001-000.

Property being known as: 1016 Mountainview Drive, Lehman, PA 18627.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

---

### **SHERIFF'S SALE NO. 2608-16**

**Case Number: 2018-06590**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Forty Fort, L.L.C.

Owner(s) of the property situate in Forty Fort Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number: 21-G9NE3 -001-023-000.

Property being known as: 906 Wyoming Avenue, Forty Fort, Pennsylvania.

Improvements thereon: One Family.

### **SHERIFF'S SALE NO. 2608-17**

**Case Number: 202308717**

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

Owner(s) of the property situate in the Township of Jackson, Luzerne County, Pennsylvania.

Property being known as: 443 FOLLIES RD., DALLAS, PA 18612.

Being parcel number and pin number: 31-F7 -00A-05D-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE COLEMAN, ESQUIRE, PA ID No. 323583

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

### **SHERIFF'S SALE NO. 2608-18**

**Case Number: 202412414**

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1 ASSET BACKED PASS-THROUGH CERTIFICATES vs. PATRICIA ANN GREGO a/k/a PATRICIA GRECO-VANDERHOFF a/k/a PATRICIA A. GREGO a/k/a PATRICIA A. GREGO.

OWNER(S) OF THE PROPERTY PATRICIA ANN GREGO a/k/a PATRICIA GRECO-VANDERHOFF a/k/a PATRICIA A. GREGO a/k/a PATRICIA A. GREGO SITUATE IN KINGSTON TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

---

## THE LUZERNE LEGAL REGISTER

---

BEING PARCEL NUMBER AND PIN NUMBER: E8S8 B2 L35.  
PROPERTY BEING KNOWN AS: 55 SPRING STREET, SHAVERTOWN, PA 18708.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

KML LAW GROUP, P.C.

---

### SHERIFF'S SALE NO. 2608-19

**Case Number: 2025-12219**

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2 v. Gerson Guerrero.

Owner of the property situate in the City of Hazle Township, Luzerne County, Pennsylvania.  
PROPERTY BEING KNOWN AS 817 West Green Street, Hazle Township, PA 18202-3607.  
Being Luzerne County Tax Plate No. 26-T7SE1 -011-013-000 and PIN: 26-T7SE1 -011-013-000.

BEING the same premises which Irene Gladis, Executrix of the Estate of Joan A. Voyda by Deed dated February 15, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on March 07, 2017 at Book 3017, Page 45148 granted and conveyed unto Gerson Guerrero.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-20

**Case Number: 202509773**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. BETH ANN HARRIS a/k/a BETH ANNE HARRIS; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the TWELFTH WARD OF THE CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 42 ELIZABETH STREET, WILKES-BARRE, PA 18702.

Tax ID No. 73-H9SE4-028-023-000 a/k/a H9SE4-028-023.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$67,912.88.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-21

**Case Number: 2022-06330**

Broad Zone Management, LLC v. Jason Michael Holly and Brittany Ann Holly, Defendants, owners of the property situate in Luzerne County, Pennsylvania, being parcel number and PIN numbers: 06-R8S12-001-02N-000 and 06-R8S12-001-02M-000.

Property being known as: Freedom Drive, Drums, PA 18222.

Improvements thereon consist of: Unimproved .39 acres of vacant land.

Property being known as: 21 E Butler Drive, Drums PA 18222

Improvements thereon consist of: Improved Residential Single Family Property.

FRANCIS J. HOEGEN, ESQUIRE; Atty. I.D. #: 55667

WILLIAM L. BYRNE, ESQUIRE; Atty. I.D. #: 85076

MARA TERRANA, ESQUIRE; Atty. I.D. #: 332493

HOEGEN & ASSOCIATES, P.C.

152 South Franklin Street

Wilkes-Barre, PA 18701

(570) 820-3332

Fax: (570) 820-3262

E-mail: fhoegen@hoegenlaw.com;

wbyrne@hoegenlaw.com;

mtterrana@hogenlaw.com

Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-22

**Case Number: 2025-03052**

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: Albert Hunter Jr.

All that certain piece or parcel of land situate in the Borough of Larksville, County of Luzerne, and State of Pennsylvania.  
Being parcel number and pin number: 38-H8S2-004-004-000.

Property being known as: 497 E. State Street, Larksville, PA 18651.

Improvements thereon: Residential Property.

## THE LUZERNE LEGAL REGISTER

---

KAITLIN D. SHIRE, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

---

### **SHERIFF'S SALE NO. 2608-23**

**Case Number: 202111355**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. defendant: Joseph T. James.

Owner(s) of the property situate in the Borough of Harveys Lake, Luzerne County.

Being parcel number and pin number: 74-D7S10A-005-004-000 AND 74-D7S10A-005-005-000.

Property being known as: 36 Cook Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087

---

### **SHERIFF'S SALE NO. 2608-24**

**Case Number: 202513033**

WELLS FARGO BANK, N.A. vs. AARON KUSMIERZ.

Owner(s) of the property situate in the Dupont Borough, Luzerne County, Pennsylvania.

Property being known as: 315 GRANT ST., DUPONT, PA 18641.

Being parcel number and pin number: 15-E12SE1-001-004-000.

Improvements thereon: RESIDENTIAL PROPERTY.

KEVIN E. CORDERO, ESQUIRE, PA ID No. 329340  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

### **SHERIFF'S SALE NO. 2608-25**

**Case Number: 2025-10351**

U.S. Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust (Plaintiff) vs. Anthony R. Lee, Candra Beth Lee, Ellen Lee, Joseph T. Lee and Sondra Lee a/k/a Sondra Lindsey, as Surviving Heirs of Anthony J. Lee a/k/a Anthony Lee a/k/a Anthony J. Lee, Jr., Deceased, Unknown Surviving Heirs of Anthony J. Lee a/k/a Anthony Lee a/k/a Anthony J. Lee, Jr., Deceased And Unknown Surviving Heirs of James G. Lee, Deceased Heir of Anthony J. Lee a/k/a Anthony Lee a/k/a Anthony J. Lee, Jr., Deceased, Dalton James Lee a/k/a James Dalton Lee a/k/a J. Dalton Lee, as Surviving Heir of James G. Lee, Deceased Heir of Anthony J. Lee a/k/a Anthony Lee a/k/a Anthony J. Lee, Jr., Deceased, Unknown Surviving Heirs of (Defendants).

Owners of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

Being Parcel Identification Number 71T8NW13007008000.

Property being known as 801 Lafayette Court, Hazelton, PA 18201.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

---

### **SHERIFF'S SALE NO. 2608-26**

**Case Number: 201701776**

CASCADE FUNDING MORTGAGE TRUST HB4 vs. EDWARD L. MICHAEL.

Owner(s) of the property situate in the CITY OF NESCOPECK, Luzerne County, Pennsylvania.

Property being known as: 555 BROAD ST., NESCOPECK, PA 18635.

Being parcel number and pin number: 43-Q3NW1 -001-012-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE COLEMAN, ESQUIRE, PA ID No. 323583  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

### **SHERIFF'S SALE NO. 2608-27**

**Case Number: 202514264**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-4 v. SUSAN MIZENKO.

owner(s) of property situate in the HANOVER TOWNSHIP, LUZERNE County, Pennsylvania, being 98 GREEN STREET, HANOVER TOWNSHIP, PA 18706, a/k/a 98 GREEN STREET, ASHLEY, PA 18706.

## THE LUZERNE LEGAL REGISTER

---

Tax ID No. 25-I9SE1-012-001-000 a/k/a 19SE1 B12 L1 a/k/a 19SE1-012-001.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$93,958.79.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-28

**Case Number: 202600372**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 vs. PORFIRIO MORA.

Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

Property being known as: 240 -242 E MINE ST., HAZLETON, PA 18201.

Being parcel number and pin number: 71-T8SW34-002-010-000.

Improvements thereon: RESIDENTIAL PROPERTY.

LaVANDA K. HARRIS, ESQUIRE, PA ID No. 332410  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

### SHERIFF'S SALE NO. 2608-29

**Case Number: 202600013**

SERVION INC v. BRIAN J. RADAY; KRISTINA M. RADAY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the LARKSVILLE BOROUGH, LUZERNE County, Pennsylvania, being 60 2ND STREET, LARKSVILLE, PA 18651 a/k/a 60 E. 2ND ST., LARKSVILLE, PA 18651.

Tax ID No. 38H8S4 001032000 a/k/a 38-H8S4 -001-032-000 a/k/a 39-H8S4 B0001 L032.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$94,205.40.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-30

**Case Number: 202603376**

DATA MORTGAGE INC., DBA ESSEX MORTGAGE v. SAMUEL O GARCIA RIOS.

Owner(s) of property situate in the TOWNSHIP OF SALEM, LUZERNE County, Pennsylvania, being 236 MAIN ST., BERWICK, PA 18603.

Tax ID No. 55-P4-00A-054-000 a/k/a P400A054-55 & 55-P4-00A-051-000 a/k/a P400A051-55.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$247,806.10.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-31

**Case Number: 2026-01969**

Plaintiff: NEWREZ LLC vs. Defendant: DENIS MANUEL ROBINSON, SR. and SANDRA L. ROBINSON.

All that certain piece or parcel of land situate in the Township of Butler, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 06-P8S1-001-662-000.

Property being known as: 318 Long Run Road, Drums, PA 18222.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

---

### SHERIFF'S SALE NO. 2608-32

**Case Number: 202502657**

Plaintiff: Citigroup Mortgage Loan Trust 2021-A vs. Defendants: George Salcedo, Jr.

Owners of the property situate in the City of Wilkes-Barre, County of Luzerne, Pennsylvania.

Being parcel and PIN number(s): 73-H10SW1-010-008-000.

Property being known as: 11 Kidder Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE  
ROMANO, GARUBO & ARGENTIERI, LLC

## THE LUZERNE LEGAL REGISTER

---

### SHERIFF'S SALE NO. 2608-33

**Case Number: 202513444**

FREEDOM MORTGAGE CORPORATION v. RAUDY FRIAS FRIAS SANCHEZ a/k/a RAUDY FRIAS FRIAS SANCHEZ;  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the TOWNSHIP OF BUTLER, LUZERNE County, Pennsylvania, being 7 MAKARA  
DRIVE, DRUMS, PA 18222.

Tax ID No. 06-R8S4-001-049 a/k/a 06-R8S4 -001-049-000 a/k/a 06R8S4 001049000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$238,313.96.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-34

**Case Number: 2024-13731**

Plaintiff: Vanderbilt Mortgage and Finance, Inc. vs. Defendant Steven E. Saxe a/k/a Steven Saxe and Noelle Lynn Saxe.

Owners of the property situate in the Township of Fairmount, Luzerne County, Pennsylvania.

Being parcel number and pin number 19-G2 -00A-28J-000.

Property being known as 79 Saxe Road, Sweet Valley, PA 18656.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

---

### SHERIFF'S SALE NO. 2608-35

**Case Number: 202507200**

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition  
Trust v Coleen Sayers Known Heir of John Sayers, Deceased, John D. Sayers, Jr. Known Heir of John Sayers, Deceased,  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or  
Under John Sayers, Deceased.

Property to be sold is situated in the 8th Ward of the City of Nanticoke, County of Luzerne and Commonwealth of  
Pennsylvania.

Commonly known as: 148 Bliss Street, Nanticoke, PA 18634.

Parcel Number: 42-K7S1-012-002.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$131,771.46.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

---

### SHERIFF'S SALE NO. 2608-36

**Case Number: 2025-10401**

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-  
ER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. Jennifer C. Serkosky a/k/a Jennifer C. Miller and Paul Serkosky.

Owner of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 17 Fairway Drive, Exeter, PA 18643.

Being Luzerne County Tax Plate No. 16-D11S2-006-015-000 and PIN: 16-C-28-R1-3-D15-2.

BEING the same premises which Paul Serkosky and Jennifer C. Miller, n/b/m Jennifer C. Serkosky by Deed dated  
April 24, 2001 and recorded in the Office of Recorder of Deeds of Luzerne County on May 1, 2001 at Book 3001, Page  
67176 granted and conveyed unto Paul Serkosky and Jennifer C. Serkosky.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

---

### SHERIFF'S SALE NO. 2608-37

**Case Number: 202601058**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Dustin Spiegel.

Owner(s) of Property situate in: Avoca Borough, Luzerne County, Pennsylvania.

## THE LUZERNE LEGAL REGISTER

---

Being Parcel Number and Pin Number: 02-D12SE3-008-002-000/.  
Property being known as: 507 South Street, Avoca, Pennsylvania 18641.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

---

### **SHERIFF'S SALE NO. 2608-38**

**Case Number: 202503571**

NATIONSTAR MORTGAGE LLC vs. ROBERT STEFANIK; JUDITH ANN STEFANIK.  
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Property being known as: 202-204 PRINGLE ST., KINGSTON, PA 18704.  
Being parcel number and pin number: 34-G9SE1 -037-04B-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE R. DREIER, ESQUIRE, PA ID No. 335063  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

### **SHERIFF'S SALE NO. 2608-39**

**Case Number: 202404469**

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-RP1 v. Russell Swigart, Jr., Known Heir of Russell Swigart a/k/a Russell E. Swigart, Sr. a/k/a Russell E. Swigart, Deceased; Elizabeth Williams, Known Heir of Russell Swigart a/k/a Russell E. Swigart, Sr. a/k/a Russell E. Swigart, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Russell Swigart a/k/a Russell E. Swigart, Sr. a/k/a Russell E. Swigart, Deceased

Property to be sold is situated in the Township of Hazle Township, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 535 Yanac Street f/k/a 225 Pardeesville Road, Hazle Township, PA 18202.

Parcel Number: 26-R8S2-003-008-000.

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.

Judgment Amount: \$55,916.62.

JACQUELINE McNALLY, ESQUIRE (201332)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
NICOLE FRANCESE, ESQUIRE (332253)  
YVONNE GANLEY, ESQUIRE (337459)  
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

---

### **SHERIFF'S SALE NO. 2608-40**

**Case Number: 202600230**

Plaintiff: Loan Funder LLC, Series 75081 vs. Defendant Tenelema Investors LLC.  
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being parcel number and pin number 42-J7SW2-015-041-000.  
Property being known as 162 West Green Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

---

### **SHERIFF'S SALE NO. 2608-41**

**Case Number: 202510170**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Donald Thomas.  
Owner(s) of Property situate in: Borough of Duryea, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 14-D12SW2-007-007-000.  
Property being known as: 197 Foote Avenue, Duryea, Pennsylvania 18642.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

---

### **SHERIFF'S SALE NO. 2608-42**

**Case Number: 202511315**

Plaintiff: MidFirst Bank vs. Defendant: Unknown Heirs and/or Administrators to the Estate of Renee Creel a/k/a Renee M. Creel.

Owner(s) of the property situate in the Borough of Dupont, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 15-E12NE4-006-019-000.

## THE LUZERNE LEGAL REGISTER

---

Property being known as: 111 Center Street, Dupont, PA 18641.  
Improvements Thereon: Single Family Dwelling.

MDK Legal  
P.O. Box 165028  
Columbus, OH 43216-5028

---

### **SHERIFF'S SALE NO. 2608-43**

**Case Number: 202511436**

Plaintiff: Wells Fargo Bank, NA vs. Defendant: Unknown Heirs and/or Administrators to the Estate of Linda J. Derr a/k/a Linda Jane Derr.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 73-H10NE2-001-03A-000.

Property being known as: 147 Trethaway Street, Wilkes-Barre, PA 18705.

Improvements Thereon: Single Family Dwelling.

MDK Legal  
P.O. Box 165028  
Columbus, OH 43216-5028

---

### **SHERIFF'S SALE NO. 2608-44**

**Case Number: 05069-Civil-2025**

NBT Bank, NA, successor by merger of Pennstar Bank, a division of NBT Bank, NA against Estate of Brenda J. Wacher, f/k/a Brenda J. Eberhardt and Russ Wacher, her spouse, a known heir and terre-tenant of the property situated in the City of Wilkes-Barre, Luzerne County, PA

Being Plate No. 73-20-288-D2-5 and PIN 73-G10SE2-009-017-000

Property being known as 291 Rear E. Main Street, Wilkes-Barre, Pennsylvania, 18705

Improvements thereon: residential dwelling.

NICHOLAS D. GREGORY, ESQUIRE

---

### **SHERIFF'S SALE NO. 2608-45**

**Case Number: 2026-CV-05008**

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Edward Wallo, Jr.

ALL THAT CERTAIN that lot, piece, or parcel of land located at 64 Booth Road, Shickshinny, PA 18655 with all the improvements thereon situate in Ross Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: H3-A-67-T.

PROPERTY BEING KNOWN AS: 64 Booth Road, Shickshinny, PA 18655.

HOURIGAN, KLUGER & QUINN, P.C.

---

### **SHERIFF'S SALE NO. 2608-46**

**Case Number: 202110876**

Plaintiff: MAGERICK LLC vs. Defendant(s) MARY JANE WALSH.

Owner(s) of property situate in CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA:

Property being known as 60 NORTH GRANT STREET, WILKES-BARRE, PA 18702.

Being Parcel Number 73-H10SW4-004-036.

Improvements thereon: RESIDENTIAL PROPERTY.

ASHLEIGH LEVY MARIN, ESQUIRE

---

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Sheriff of Luzerne County.**

July 10, 17, 24



---

---

## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 27, 2026